

PRIME DEPARTMENT STORE OPPORTUNITY CHELTENHAM 32-48 PROMENADE



Description

Cheltenham is an attractive and prosperous spa town located in Gloucestershire in the heart of the Cotswolds. The town is located approximately 38 miles northeast of Bristol, 41 miles south of Birmingham and 88 miles west of London.

The subject property is located within Cheltenham's prime retail destination the **Promenade**. Nearby retailers include **Fat Face, The White Company, Reiss, Goldsmiths** and **Jo Malone**.

Please refer to the attached copy of the Street Traders Plan for further details.

Accommodation

The premises are arranged over basement, ground, first, second and third floors comprising the following areas:

Basement	36,134 sq. ft. (3,357 sq. m)
Ground Floor	52,127 sq. ft. (4,842 sq. m)
First Floor	49,561 sq. ft. (4,604 sq. m)
Second Floor	35,694 sq. ft. (3,316 sq. m)
Third Floor	13,861 sq. ft. (1,287 sq. m)

Lease

The premises are available on a 12-month lease from April 2024.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£745,000
UBR (24/25)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

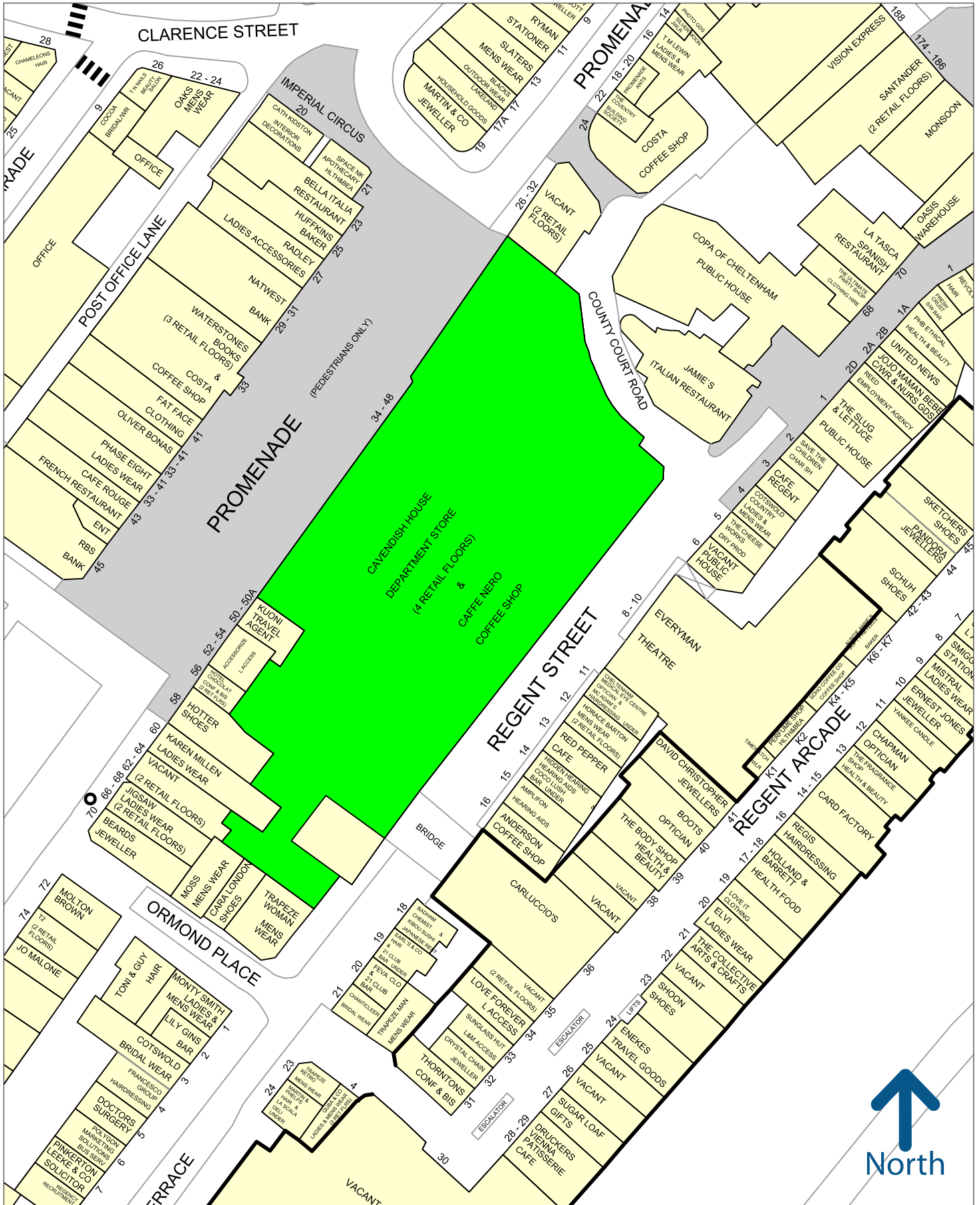
Viewing

Subject to vacant possession and strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 24/01/2024
Created By: Green and Partners



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